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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 1, 2020

SUBJECT: A. GP18-14 CORDILLERA: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 39.9 ACRES GENERALLY LOCATED AT SOUTHWEST CORNER OF HIGLEY ROAD AND RIGGS ROAD FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL > 2-3.5 DU/ ACRE.

B. Z18-28 CORDILLERA: REQUEST TO REZONE APPROX. 54.7 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGLEY ROAD AND RIGGS ROAD FROM REGIONAL COMMERCIAL (RC) TO APPROX. 35.8 ACRES OF SINGLE FAMILY - 6 (SF-6) ZONING DISTRICT, 4.08 ACRES OF SINGLE FAMILY 8 (SF-8) ZONING DISTRICT, AND 14.8 ACRES OF REGIONAL COMMERCIAL (RC) ZONING DISTRICT, ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

INITIATIVE: Exceptional Built Environment

Development of the site would permit a master planned community and commercial services.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP18-14, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-28, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Pew & Lake, PLC
Name: Ralph Pew
Address: 1744 S. Val Vista Dr. #217
Mesa, AZ 85204
Phone: 480-461-4670
Email: ralph.pew@pewandlake.com

OWNER

Company: BMFA, LLC
Name: David Larcher
Address: 2425 E. Cambelback Rd. #750
Phoenix, AZ 85016
Phone: 602-866-0900
Email: dlarcher@vestar.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>May 13, 2003</i>	<p>Town Council adopted Resolution No. 1472 and approved A02-01 to annex an approximate 680 acre area at the SWC of Higley and Riggs Roads</p> <p>Town Council adopted Resolution No. 2415 and approved GP02-08, establishing the Higley and Riggs Roads 54.7 acre commercial corner and the 600 acre residential area to the west known as Mountainwood.</p> <p>Town Council adopted Ordinance No. 1473 and approved Z02-01, zoning a 54.7 acre site from Maricopa County Rural-43 to Town of Gilbert C-2 General Commercial at the SWC of Higley and Riggs Roads and a 27.20 acre residential area along the west side from Maricopa County Rural-43 to Town of Gilbert RU-43. The 600 acre Mountainwood site was approved in the same zoning case but under a separate Ordinance No. 1474, due to amended standards.</p>
<i>March 3, 2005</i>	Town Council adopted Ordinance No. 1625 and approved the Land Development Code (LDC), modifying the zoning on the subject 54.74 acre site to Regional Commercial (RC).
<i>April 3, 2007</i>	Town Council adopted Resolution No. 2755, a Development Agreement with Vestar Arizona XL, LLC. regarding the 54.7 acre Greer Towne Center property located at the southwest corner of Higley and Riggs Roads.
<i>March 27, 2014</i>	Town Council denied GP13-07, the Vestar Major General Plan Amendment for residential land uses on the 54.7 acre subject site.

<i>July 10, 2019</i>	The Planning Commission reviewed GP18-14 and Z18-28 for the Cordillera PAD as a study session item.
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Overview

The subject site is currently an undeveloped 54.7 acre parcel with an existing land use designation of Regional Commercial (RC) and also subsequently zoned Regional Commercial (RC). The applicant is requesting a change to 39.9 acres of the existing General Plan land use classification of Regional Commercial (RC) to allow for Residential > 2- 3.5 DU/ Acre and is also requesting a change in zoning from 54.7 acres of Regional Commercial (RC) to 35.8 acres of SF-6, 4.08 acres of SF-8 and 14.8 acres of Regional Commercial (RC), all with a PAD overlay zoning district for the subject site.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/Acre	Single Family-6 (SF-6)	Riggs Road then Country Shadows II residential subdivision
South	Residential > 2-3.5 DU/Acre and Residential > 0-1 DU/Acre.	Single Family-35 (SF-35) and Single Family-15 (SF-15).	Greer Family owned large lot residential then Acacia subdivision
East	Shopping Center	Shopping Center (SC)	Higley Road then undeveloped/ vacant parcel.
West	General Commercial, Neighborhood Office and Residential > 1-2 DU/Acre.	General Commercial (GC), Neighborhood Office (NO) and Single Family-10 (SF-10)	Existing Extra Space Storage, LDS Church and Montaverde residential subdivision.
Site	Regional Commercial	Regional Commercial (RC)	Vacant, former dairy farm

Project Data Table

Site Development Regulations	Required per LDC Single Family 6 (SF-6)	Proposed Development for the Cordillera PAD SF-6 (Z18-28)
Minimum Lot Area (sq. ft. per DU)	6,000	7,000
Minimum Lot Dimensions (width x depth)	55' x 100'	60'x 117'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.)		

Front	20'	20'
Side	5' and 10'	5' and 10'
Rear	20'	20'
Maximum Lot Coverage (%)		
One Story	45%	45%
Two Story	40%	40%

Site Development Regulations	Required per LDC Single Family 8 (SF-8)	Proposed Development for the Cordillera PAD SF-8 (Z18-28)
Minimum Lot Area (sq. ft. per DU)	8,000	9,000
Minimum Lot Dimensions (width x depth)	75' x 100'	75'x 120'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.)		
Front	20'	20'
Side	10'	10'
Rear	25'	25'
Maximum Lot Coverage (%)		
One Story	45%	45%
Two Story	40%	40%

Site Development Regulations	Required per LDC Regional Commercial (RC)	Proposed Development for the Cordillera PAD RC (Z18-28)
Maximum Height (ft.)	55'	55'
Minimum Building Setbacks (ft.)		
Front		
Side (Street)	25'	25'
Side (Residential)	20'	20'
Rear (Residential)	75'	45' and 62'
	75'	45'and 64'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Side (Residential)	40'	30'
Rear (Residential)	40'	30'
Landscaping (% of net lot area)	15%	20.7%

Street Frontage Landscape Area at Arterial Intersection (LDC – 2.106.I.2)	50' x 250' (22,500 sq. ft.)	Contiguous open space adjacent to the Higley and Riggs Roads intersection shall equal or exceed 21,300sf and shall be no less than 35' in depth at any point
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General Plan

The minor General Plan amendment request is to change the existing land use from 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/Acre. The effect of this amendment will be to change the plan of development to allow residential uses as well as commercial uses on the subject site. The applicant notes that they are proposing a more viable mix of commercial and residential uses on the 54.7 acre subject site as compared to prior proposals. The applicant has noted that the impacts of e-commerce and online retail has negatively impacted the demand for the original intent of the 54.7 acre site, which was planned in 2003 for a number of big box retailers within an overall power center.

Staff notes that the subject site has remained an undeveloped commercial parcel within the Santan Character Area, since it's rezoning in 2003. The subject site is also located in proximity to undeveloped parcels of Shopping Center (SC) zoning (approx. 25 acres) to the east and 6.5 acres of Community Commercial (CC) to the northeast.

According to the applicant, the proposed minor amendment supports the goals and policies of the Town of Gilbert General Plan's Land Use and Economic Development chapters as follows (applicant responses in *italics*):

Land Use and Growth Areas: Goal 1, Policy 1.1 Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.; and

Land Use and Growth Areas: Goal 5, Policy 5.3 Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.

By preserving a portion of the site as Regional Commercial in conjunction with the proposed residential development, a balance of housing is met while promoting future development of retail and services uses.

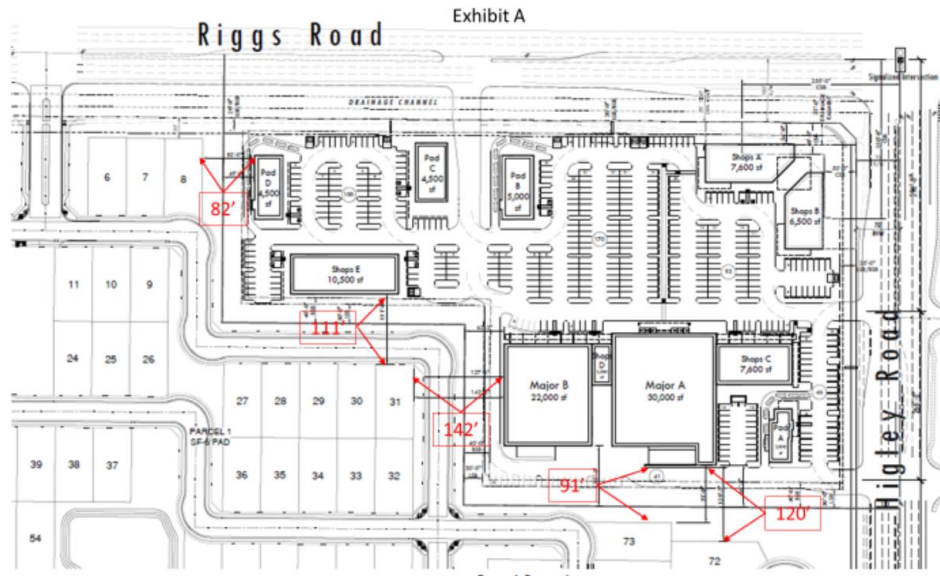
Rezoning

The applicant is requesting to rezone the 54.7 acre subject site, generally located at the southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to approx. 35.8 acres of Single Family 6 (SF-6), 4.08 acres of Single Family 8 (SF-8) and 14.8 acres of Regional Commercial (RC) zoning districts, all with a Planned Area Development (PAD) overlay.

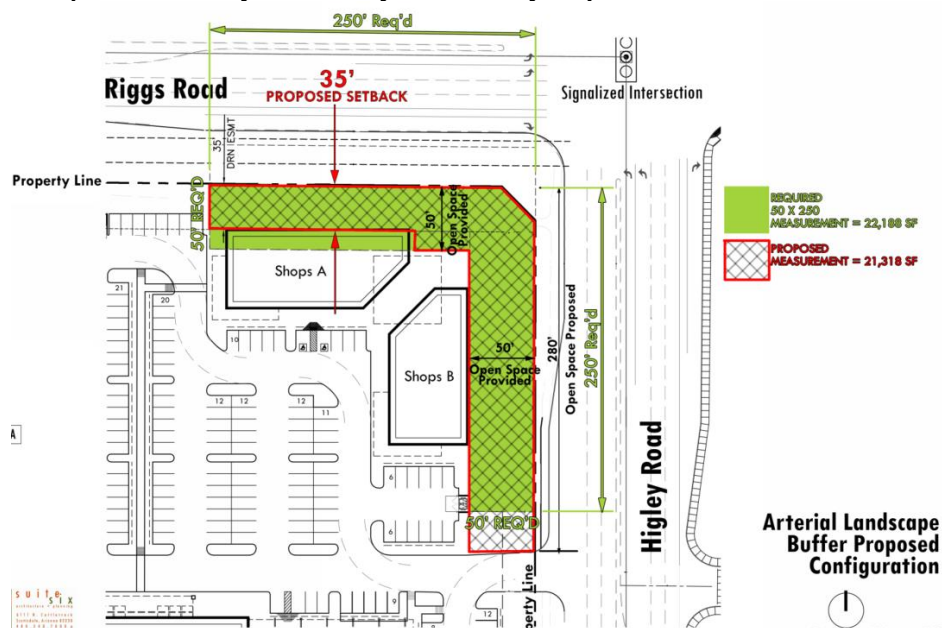
The proposed Planned Area Development (PAD) overlay would establish a specific Development Plan for overall site design, allow for both residential uses and commercial uses on the subject site along with proposed modifications from the Land Development Code (LDC). The proposed modifications would increase the minimum lot area and dimensions for both the SF-6 and SF-8

portions of the request; and reduce the required side and rear building and landscape setbacks as well as the minimum 50' x 250' landscape area and dimension at an arterial corner for the proposed 14.8 acre Regional Commercial (RC) parcel.

With regard to the reduced side and rear setbacks in the RC zone it is important to note that the design of the residential component includes a road located between the commercial and residential sites. This 55' road results in a large separation between the commercial buildings and residential units as shown below.



The applicant's request for a deviation from the 50' x 250' arterial intersection landscape setback is proposed as a result of an existing 35' wide drainage easement which includes a large drainage channel running parallel to the property along Riggs Road. As part of the requested reduction in width along Riggs Road the applicant is proposing an increase in length along Higley Road. The resulting landscape area is only minimally reduced by requested deviation.



The SF-6 (107 lots) and SF-8 (11 lots) portion of the proposed Development Plan would provide for a total of 118 residential lots on a total of 39.9 acres (2.95 DU/Ac.) with lots ranging in size from a minimum of 7,000 sf for the SF-6 PAD portion to 9,000 sf for the larger SF-8 PAD portion (southwestern corner) of the subject site.

The Development Plan illustrates two points of non-gated vehicular access – one from Riggs Road (primary entry) and one from Higley Road (secondary entry) for the residential portion of the proposed site. The reshaped Regional Commercial (RC) portion would provide for one point of access on Riggs Road and two points of access from Higley Road. There would be no direct vehicular access between the residential and commercial portions of the Development Plan.

The overall design of the residential portion of the site provides for a significant amount of usable open space primarily in the central portion of the subdivision. Landscape tracts and local residential roadways within the residential portion of the site will separate the side and rear portions of the commercial development to the north and east.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

To date two (2) neighborhood meetings were held on the subject request. The first neighborhood meeting was held on July 31, 2018 at the Basha Public Library and the second neighborhood meeting was held on June 24, 2019 at the Riggs Elementary School. Approximately 30 – 50 residents attended the various neighborhood meetings. The residents had a number of comments regarding the need for more neighborhood oriented commercial uses such as boutique grocery and retail stores, bakeries and so forth but generally did not want more storage facilities, senior living or gas stations in the area. Additionally, some neighbors commented on the proposed houses being small for the surrounding area to the south, as well as questions about timing and process of the proposed development on the site.

Staff has received no comment from the public.

SCHOOL DISTRICT

Efforts are being coordinated with the Chandler Unified School District throughout the entitlement process to ensure that adequate educational facilities are maintained for the neighborhood.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP18-14, to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-28 rezoning approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family - 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district, and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) Overlay, subject to the following conditions.
 - a. Dedication to Gilbert for Higley Road and Riggs Road rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete these dedications may result in reversion of the zoning to the prior zoning classification.
 - b. Dedication of Higley Road shall extend 70 feet from the monument line and dedication of Riggs Road shall extend 100 feet from the monument line.
 - c. Construction of off-site improvements to Higley Road and Riggs Road adjacent to the Property, including median revisions, designated eastbound and southbound turning lanes, and improvements to the drainage channel adjoining the Property on Riggs Road, shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier. Intersection widening shall be completed by Gilbert as part of its Capital Improvements Program. Developer shall be responsible for their proportional share of these intersection improvements, based on the approved Traffic Study. If Gilbert constructs any portion of the improvements required by this ordinance as part of its capital improvements program, Developer shall reimburse Gilbert for Gilbert's

reasonable costs of construction (to exclude any costs paid by the Developer for any ST100 improvement pursuant to A.R.S. § 9-243) prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property.

- d. Prior to recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance, including a proportional share of intersection improvements required from traffic generated by the Project. Any off-site improvements constructed by Gilbert as part of its capital improvements program shall be reimbursed to Gilbert. The terms of said reimbursement will be set forth in the DRLA.
- e. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. A permanent drainage easement for the Riggs Road Drainage Channel shall be recorded on the Final Plat. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- f. Developer shall create a Homeowner's Association (HOA) or Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
- g. Developer shall record easements to be owned by the HOA or POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- h. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- i. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Single Family – 6/PAD
Minimum Lot Area	7,000sf
Minimum Lot Width	60 ft
Minimum Lot Depth	117 ft
Site Development Regulations	Single Family – 8/PAD
Minimum Lot Area	9,000sf
Minimum Lot Width	75ft
Minimum Lot Depth	120ft

Site Development Regulations	Regional Commercial/PAD
Minimum Building Setbacks	
Side (Residential)	45ft and 64ft

Rear (Residential)	45ft and 62ft
Minimum Required Perimeter Landscape Area	
Side (Residential)	30ft
Rear (Residential)	30ft
Street Frontage Landscape: Arterial/Arterial Intersection	Contiguous open space adjacent to the Higley and Riggs Roads intersection shall equal or exceed 21,300sf and shall be no less than 35' in depth at any point

- j. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.
- k. With the submittal of the preliminary plat, developer shall include arterial landscape plans for the full frontage of the site. These landscape improvements shall be installed with the first phase of development.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Development Plan
- 7) Phasing Plan
- 8) Minutes from the Planning Commission Study Session of July 10, 2019

GP19-14 and Z19-28 Cordillera Attachment 1 - Notice of Public Hearing/Vicinity Map *Hearing*

PLANNING COMMISSION DATE:

Wednesday, April 1, 2019* TIME: 6:00 PM

TOWN COUNCIL DATE:

Tuesday, May 5, 2020* TIME: 6:30 PM

***Call Planning Division to verify date and time: (480) 503-6748**

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

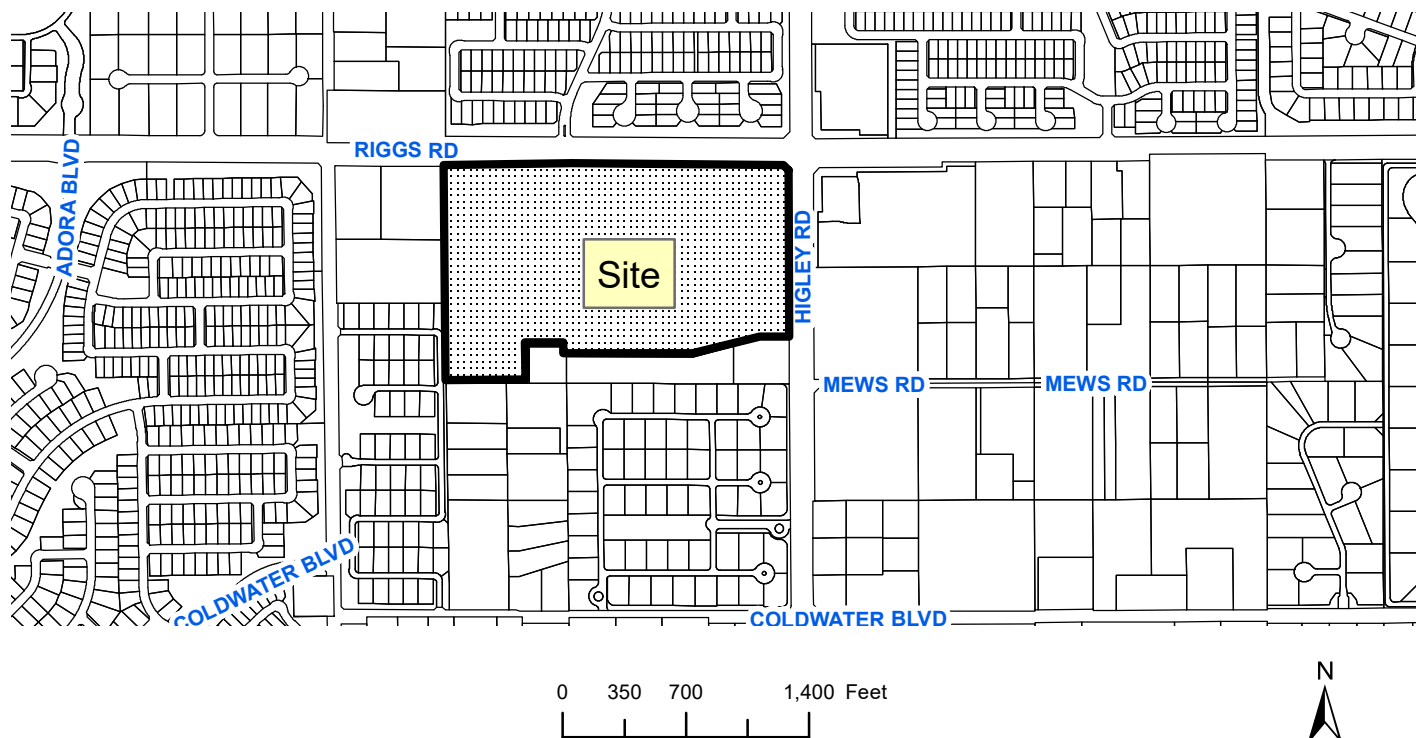
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP18-14 CORDILLERA: Request for Minor General Plan Amendment to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre. The effect of this amendment will be to change the plan of development to allow residential uses as well as commercial uses on the subject site.

Z18-28 CORDILLERA: Request to rezone approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family - 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district, and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) Overlay district to modify minimum lot area; lot dimensions and the arterial intersection landscape requirements. The effect will be to allow for residential and commercial uses on the subject site and to increase minimum lot areas in the SF-6 and SF-8 zoning districts; increase lot depth and width in the SF-6 zoning district; increase lot depth in the SF-8 zoning District; reduce the side and rear building setbacks and landscape setbacks in the RC zoning district; and to reduce the depth of the 50' x 250' arterial intersection landscape setback along Riggs Road.

SITE LOCATION:

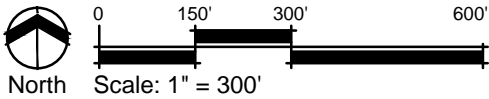


APPLICANT: Pew & Lake PLC
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Mesa, AZ 85204

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E-MAIL: ralph.pew@pewandlake.com



RECKER AND OCOTILLO
GILBERT, ARIZONA
FIGURE 3
PARCEL MAP/AERIAL MAP

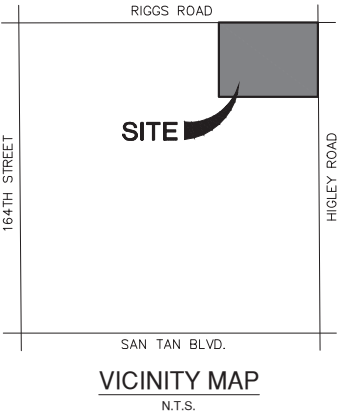
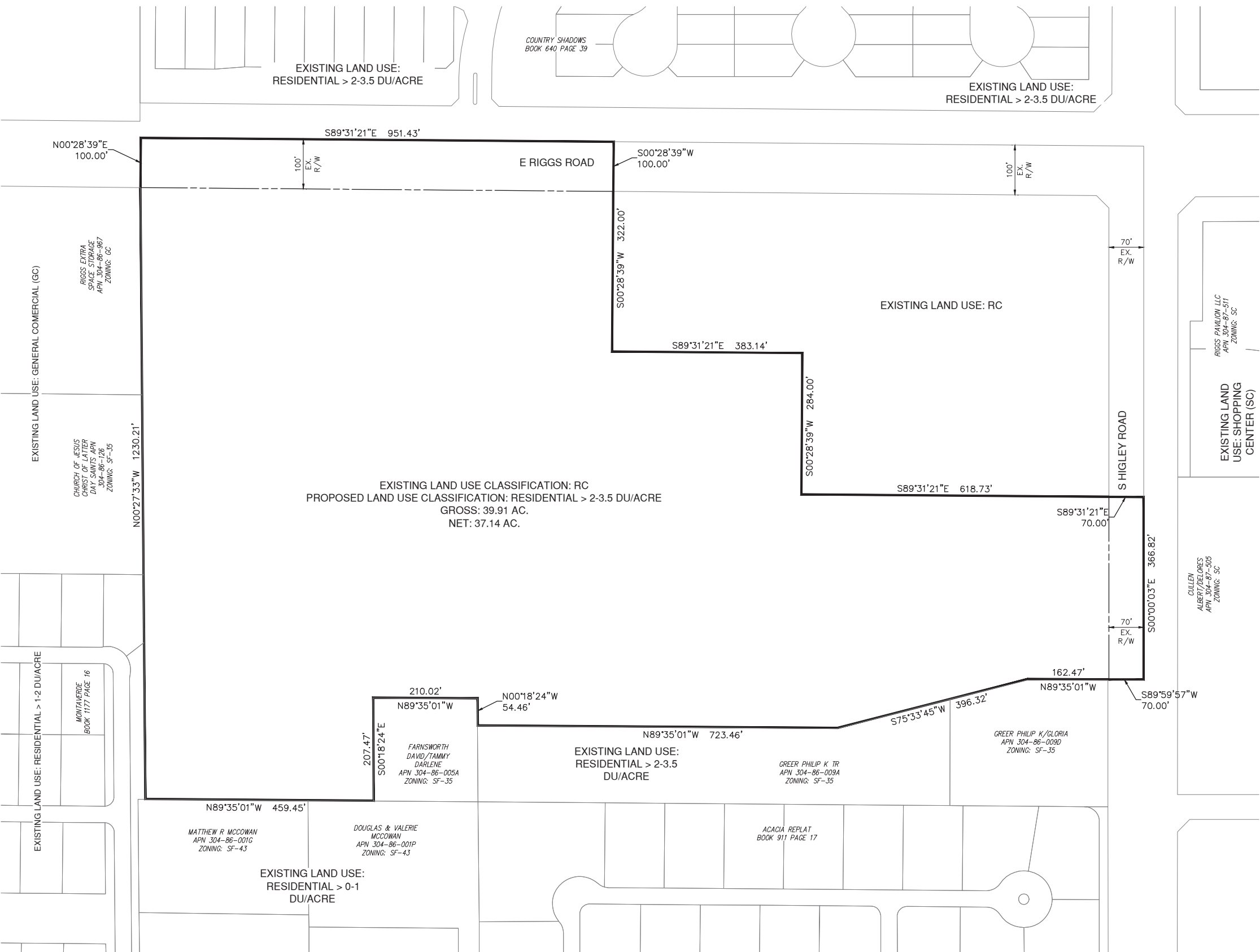


HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
JUNE 2018

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GENERAL PLAN EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



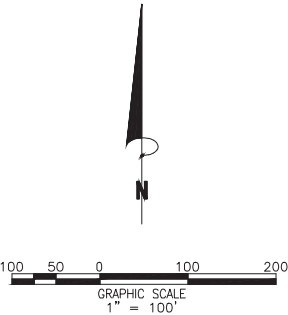
PROJECT TEAM

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CONTACT: RALPH PEW



PROJECT DATA			
APN:		304-86-009E, 005B	
CURRENT LAND USE:		UNDEVELOPED	
EXISTING ZONING:		REGIONAL COMMERCIAL (RC)	
PROPOSED ZONING:		SF-6 w/ PAD OVERLAY (35.83 ac GROSS, 33.06 ac NET) SF-8 w. PAD OVERLAY (4.08 ac GROSS & NET)	
EXISTING GENERAL PLAN		REGIONAL COMMERCIAL (RC) 100%	
PROPOSED GENERAL PLAN		RESIDENTIAL >2-3.5 DU/ACRE 100%	
GROSS AREA:		39.91 ACRES	
NET AREA:		37.14 ACRES	

Bowman
CONSULTING

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GENERAL PLAN EXHIBIT
CORDILLERA

MARICOPA COUNTY

GILBERT, ARIZONA

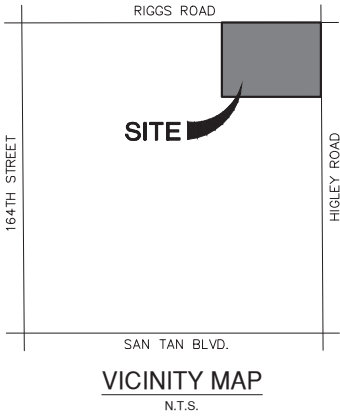
PROJECT NUMBER

PLAN STATUS

DATE		DESCRIPTION	
SKF		CRS	NI
DESIGN		DRAWN	CHK
SCALE	H:	1" = 100'	
	V:	NONE	
JOB No. 050472-01-001			
DATE : 5/9/19			

ZONING EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT TEAM

OWNER

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2425 E CAMELBACK ROAD
SUITE 750
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PH: 602.553.2657
CONTACT: ANGIE KORY

ARCHITECT

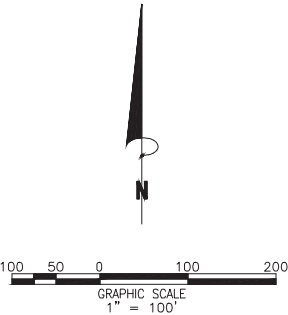
SUITE 6 ARCHITECTURE &
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PEW & LAKE, P.L.C.
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MESA, ARIZONA 85204
PH: 480.461.4760
CONTACT: RALPH PEW



PROJECT DATA

APN: 304-86-009E, 005B
GENERAL PLAN: RESIDENTIAL > 2-3.5 DU/ACRE
EXISTING ZONING: REGIONAL COMMERCIAL (RC)
PROPOSED ZONING: REGIONAL COMMERCIAL w/PAD OVERLAY (14.83 ac GROSS, 11.40 ac NET) (27.1%)
SF-6 w/ PAD OVERLAY (35.83 ac GROSS, 33.06 ac NET) (65.5%)
SF-8 w/ PAD OVERLAY (4.08 ac GROSS & NET) (7.4%)

GROSS AREA: 54.74 ACRES
NET AREA: 48.54 ACRES



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www.bowmanconsulting.com
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ZONING EXHIBIT
CORDILLERA
MARICOPA COUNTY
GILBERT, ARIZONA

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
SKF	CRS	NL
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 100' V: NONE	
JOB No. 050472-01-001		
DATE : 5/9/19		

1
SHEET 1 OF 1



July 30, 2019
PROJECT # 050472-01-001

**LEGAL DESCRIPTION
CORDILLERA – GENERAL PLAN**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A TOWN OF GILBERT BRASS CAP IN HAND HOLE, BEARS NORTH 89°31'21" WEST, A DISTANCE OF 2692.06 FEET;

THENCE SOUTH 00°00'04" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1072.84 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°59'57" WEST, A DISTANCE OF 70.00 FEET TO THE WEST LINE OF THE EAST 70 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°35'01" WEST, A DISTANCE OF 162.47 FEET;

THENCE SOUTH 75°33'45" WEST, A DISTANCE OF 396.32 FEET;

THENCE NORTH 89°35'01" WEST, A DISTANCE OF 723.46 FEET;

THENCE NORTH 00°18'24" WEST, A DISTANCE OF 54.46 FEET;

THENCE NORTH 89°35'01" WEST, A DISTANCE OF 210.02 FEET;

THENCE SOUTH 00°18'24" EAST, A DISTANCE OF 207.47 FEET;

THENCE NORTH 89°35'01" WEST, A DISTANCE OF 459.45 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°27'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1230.21 FEET;

THENCE NORTH 00°28'39" EAST, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°31'21" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 951.40 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°28'39" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°28'39" WEST, A DISTANCE OF 322.00 FEET;

THENCE SOUTH 89°31'21" EAST, A DISTANCE OF 383.14 FEET;

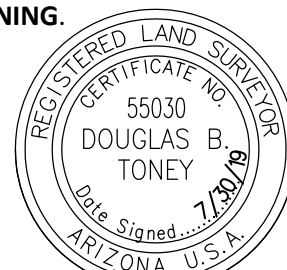
THENCE SOUTH 00°28'39" WEST, A DISTANCE OF 284.00 FEET;

THENCE SOUTH 89°31'21" EAST, A DISTANCE OF 618.73 FEET;

THENCE CONTINUING SOUTH 89°31'21" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 00°00'04" EAST, A DISTANCE OF 366.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,738,652 SQ.FT. OR 39.9139 ACRES, MORE OR LESS.



NORTH QUARTER CORNER
SECTION 34, T2S, R6E
T.O.G. BCHH

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 34, T2S, R6E
T.O.G. BCHH

(BASIS OF BEARINGS)
S89°31'21"E 2692.06'

E RIGGS ROAD

674.68'
L8

951.40'

L9

1065.98'

L10

L11

L12

706.02'
2655.91'

L13

S89°31'21"E 618.73'

S00°00'04"E

GENERAL PLAN
RESIDENTIAL > 2 - 3.5 DU/ACRE

N00°27'33"W 1230.21'

S HIGLEY ROAD

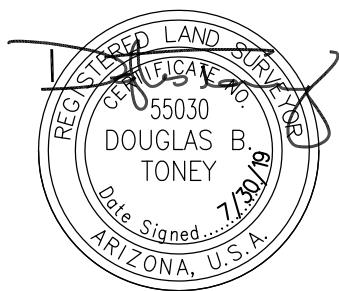
366.82'

L2

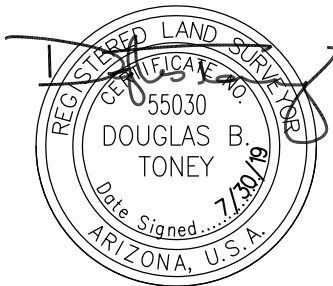
POINT OF
BEGINNING

583.07'

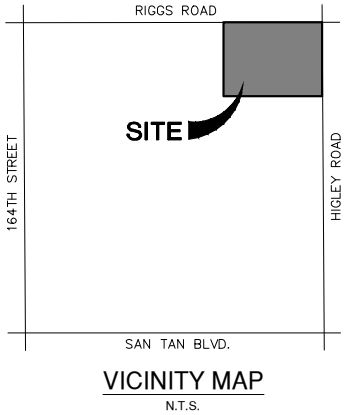
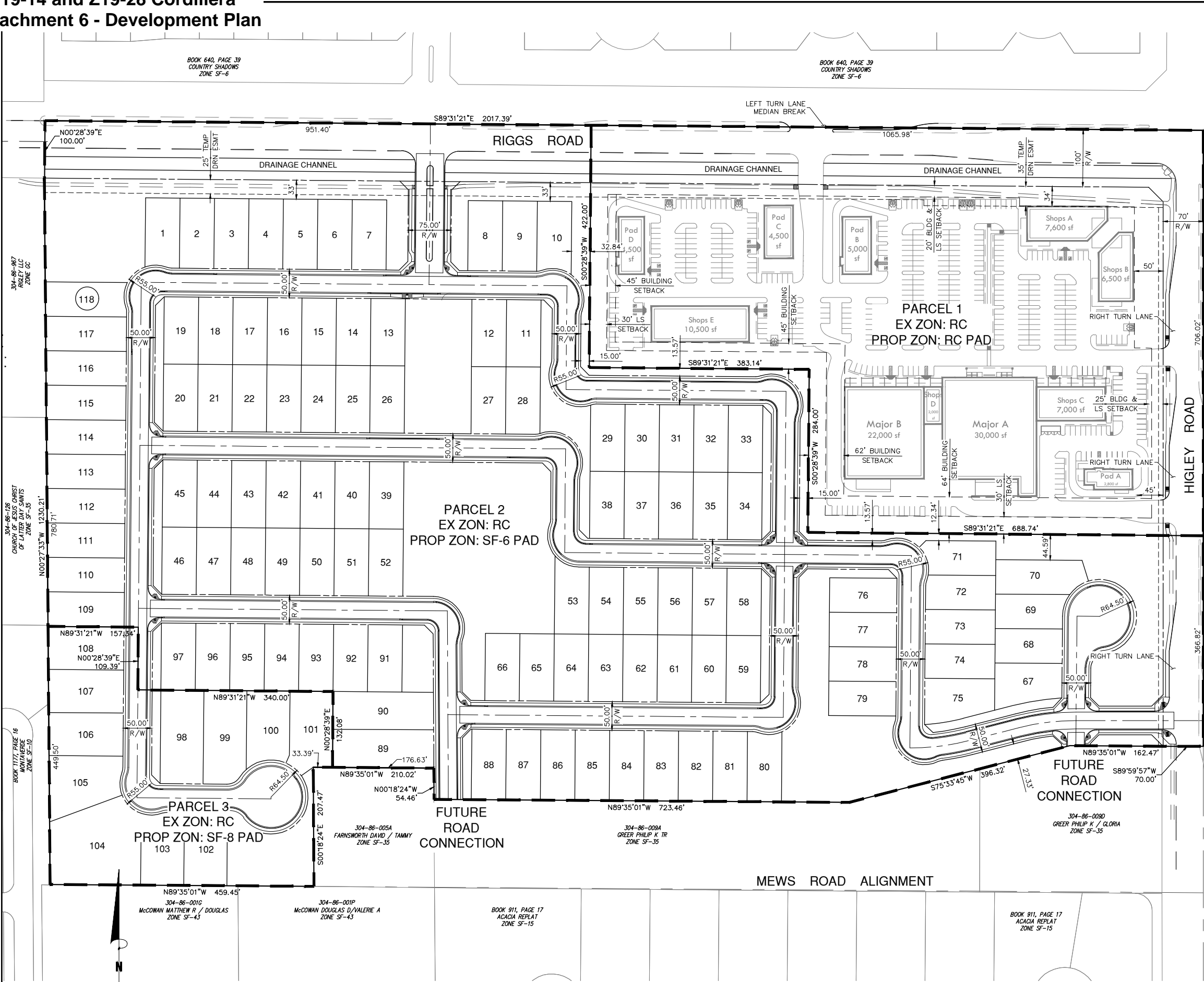
EAST QUARTER CORNER
SECTION 34, T2S, R6E
BCHH



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.00'	S89°59'57"W
L2	162.47'	N89°35'01"W
L3	396.32'	S75°33'45"W
L4	54.46'	N00°18'24"W
L5	210.02'	N89°35'01"W
L6	207.47'	S00°18'24"E
L7	459.45'	N89°35'01"W
L8	100.00'	N00°28'39"E
L9	100.00'	S00°28'39"W
L10	322.00'	S00°28'39"W
L11	383.14'	S89°31'21"E
L12	284.00'	S00°28'39"W
L13	70.00'	S89°31'21"E



GP19-14 and Z19-28 Cordillera
Attachment 6 - Development Plan



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SF-6 PAD DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	6,000 SF	7,000 SF
MINIMUM LOT WIDTH	55'	60'
MINIMUM LOT DEPTH	100'	117'

SF-8 PAD DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	8,000 SF	9,000 SF
MINIMUM LOT DEPTH	100'	120'

RC PAD DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
MINIMUM BUILDING SETBACKS		
SIDE (RESIDENTIAL)	75'	45' & 64'
REAR (RESIDENTIAL)	75'	45' & 62'
MINIMUM REQUIRED PERIMETER LANDSCAPE AREA		
SIDE (RESIDENTIAL)	40'	30'
REAR (RESIDENTIAL)	40'	30'
LANDSCAPING (% OF NET LOT AREA)	15%	20.7%
CORNER SETBACK	50'x250' 22,188 SF	VARIES 28,589 SF

ZONING DISTRICT SUMMARY

	GROSS	NET
OVERALL SITE	54.74 ac	48.54 ac
COMMERCIAL (RC PAD)	14.83 ac	11.40 ac
RESIDENTIAL	39.91 ac	37.14 ac
SF-6 PAD	35.83 ac	33.06 ac
SF-8 PAD	4.08 ac	4.08 ac

RESIDENTIAL SUMMARY

ZONING DISTRICT	MINIMUM LOT AREA	LOT SIZE	NUMBER OF LOTS
SF-6 PAD	7,000 SF	60'x117'	107
SF-8 PAD	9,000 SF	75'x120'	11
			118

RESIDENTIAL DENSITY (gross) 3.0 DU/AC

COMMERCIAL SUMMARY

TOTAL GLA	102,400 SF
LOT COVERAGE	20.6%

DEVELOPMENT PLAN
CORDILLERA

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
	SKF NL DESIGN DRAWN CHKD
	SCALE H: 1" = 80' V: NONE
	JOB No. 050472-01-002
	DATE : 7/25/19

DP1

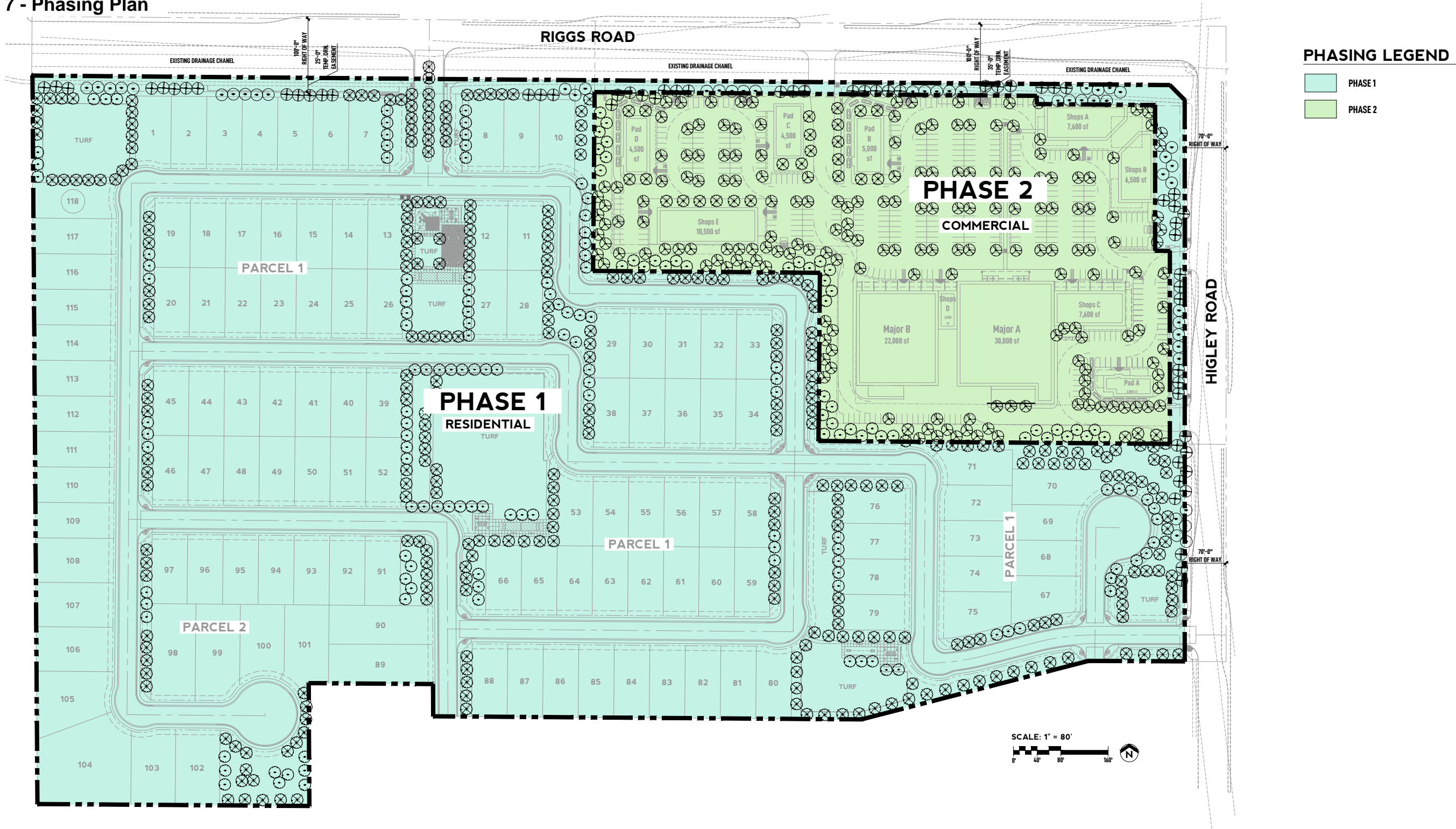
SHEET 1 OF 1

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MARICOPA COUNTY

GILBERT, ARIZONA



Ms. Bethel did not include photos of the other locations in her presentation. They have locations in Tempe, Phoenix, and Peoria. Photos of those locations can be included in the formal presentation for reference. Each location is a little different, although the element that has carried over is the green accent color.

Commissioner Johns noted a photo on the color board had more of a soffitted flat roof which he felt scales better. He stated this project has a big pitch with a standing seam metal roof, which is different than the photo. He noted the rest of the building was stucco with color blocking and glass.

Ms. Bethel stated that is correct and they also have metal accents and metal canopies.

Commissioner Johns thought it would be nice if it could be something more than just flat across with color blocking. The Design Guidelines ask for more than expansion joints and a change in color. He had mixed emotions, although he noted it was not right on Power Road and has a residential area behind it. He felt the design was pretty flat horizontally and there was not a lot of movement. He suggested the Applicant work with staff to add some elements.

4. GP18-14 CORDILLERA: Request for Minor General Plan Amendment to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre.

Z18-28 CORDILLERA: Request to rezone approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) overlay.

Nathan Williams, Senior Planner, presented the request for a General Plan Amendment and rezone for Cordillera at the southwest corner of Riggs and Higley Roads. The site is just under 55 acres. The property was annexed in 2003 and rezoned with the Mountainwood PAD that is now Adora Trails. It was then rezoned to Commercial in 2005. In 2014, there was a request to change the General Plan Amendment from RC to Residential for the entire piece of property, which was denied. The Applicant is now requesting to change a portion of just under 40 acres to Residential Single Family-6 (SF-6) and just under 15 acres at the corner will remain Regional Commercial (RC). They are asking for a PAD on the entire property. This project came in to staff in the fall and there have been a number of renditions to reach a site plan that staff is comfortable bringing forward to the Commission. It is an important piece of property to the town and the residents in the Santan Character Area. Staff is looking for the right mix of commercial and some assurance that what is depicted is what will be built.

The zoning will be primarily SF-6 PAD on 36 acres with a small pocket of SF-8 to buffer the larger SF-10 properties at the southwest corner of the site. Staff has provided some comments on the site design and recommended that the Applicant change the open space area and shift some lots around to create more of a significant central open space and provide a buffer between the commercial and residential. Staff feels the Applicant has provided those changes with the current plan. There was some debate on whether the pedestrian connection between the commercial and residential would be accepted by the residents.

Modifications are being requested in excess of code. The commercial site has some modifications to the rear and side setbacks. They are requesting to change the 45' landscape setback to 30' and the 75' building setback to a variation ranging from 45' to 64'. Those are setbacks for RC which tends to be big box developments and power centers, and the Applicant does not think that RC is viable on this site. This is more of a neighborhood-oriented development, which is what the neighbors expressed that they want rather than big box retail. A neighborhood commercial or shopping center use would have reduced setbacks. The Applicant is also asking for a modification to the 50' by 250' landscape area at the corner. This site is a bit unique as it has 100' right-of-way along Riggs Road and a 35' drainage ditch.

Mr. Williams asked for feedback from the Commission on the mix of uses, changing the 55 acres of RC to 15 acres with 40 acres of SF-6 and SF-8 Residential, the site design, pedestrian connection, and the modifications.

DISCUSSION:

Vice Chair Bloomfield noted that typically when changing from RC or a commercial use to residential, there is some feedback from different groups. He asked if staff received any feedback from Economic Development and the Chamber of Commerce.

Mr. Williams stated staff has reached out to Economic Development and has not heard back yet. Staff will present this to the Chamber before it comes back to the Commission.

Commissioner Smith asked about the general posture of the neighborhood and also staff regarding the rezoning.

Mr. Williams stated the input is mixed from the surrounding residential neighbors. There were two neighborhood meetings, one in the fall and one a few weeks ago, which are summarized in the staff report. There was some concern with the type of home for the smaller lot homes. They do want some commercial, although there was very specific input from the neighbors about the types of commercial. We cannot restrict uses, but through a PAD we can approve what the site will look like and thereby somewhat restrict what could be built there. The neighbors do not want mini-storage or senior care facilities. They want neighborhood-oriented businesses where they can shop or dine. Mr. Williams thought there was justification for finding the right balance of commercial and residential uses. He did not think power centers were being built anymore. There are about 25 acres on the southeast corner and another 6 acres of Community Commercial on the northeast. There is currently a lot of vacant undeveloped commercial in this area and the Applicant is trying to strike the right balance that will be realistic for the site.

Commissioner Johns used to hunt dove around there. He noted there was no commercial up and down Riggs Road for several miles. He thought this was a good use bringing commercial to that corner. He agreed that power centers are not being built anymore. A coffee shop, deli and other businesses would follow the need of this area. He was a little confused about the comment that residents don't want a pedestrian connection.

Mr. Williams clarified that we see a lot of residential neighborhoods adjacent to commercial that try to lock their pedestrian gates. It can be a touchy subject. Staff wants to see those pedestrian connections.

Commissioner Johns noted the location of the gate at the far end of the neighborhood and felt it should be below the residential and closer to the commercial. He felt the project seems to fit this area.

Vice Chair Bloomfield felt that the Commission was generally supportive of what was presented, especially with the revised layout to create more of a larger common park area. He noted staff had some comments on the 50' by 250' area at the intersection. This project is unique in that it has the regional drainage channel running along the south side of Riggs. The County is working on making Riggs a larger presence through that area. He asked if that will have any effect over to Higley or will that be further to the east.

Mr. Williams stated MCDOT has recently approved that project. Riggs should be a road of regional significance and will obviously be a well-utilized arterial. As far as impact to this site, he did not know that it would impact the demand for this much commercial. A power center would need that level of traffic.

Vice Chair Bloomfield felt given the density of residential in the area, a power center would not be warranted so close to the edge of town. The Gila River Indian Community is right there with no development on it. He was fine with it going to residential and felt the layout accommodates the surrounding uses and buffers them well. He appreciated staff's concern about what is going on in the RC and what we anticipate there. We hear the residents' concerns and desire for services that are close and can be reached by foot or bike. He appreciated the neighbors input and encouraged staff to continue to push for that in this area. He felt this project will work out nicely on this corner, although we do have commercial on the other two corners.